



PC AGENDA: 12-10-03

ITEM: 3.c.

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: December 2, 2003

COUNCIL DISTRICT: 4

SUBJECT: VACATION OF A PORTION OF O'NEL DRIVE.

BACKGROUND

This is a privately initiated request, by eBay, Inc., to vacate a portion of O'Nel Drive south of Guadalupe Parkway extending southerly for approximately 1,080 feet to Karina Court (see attached map). The request to vacate a portion of the street and sidewalk is in conjunction with and is a condition of a pending Site Development Permit (File No. H03-039) for the construction of up to 2.0 million square-feet of research and development/office buildings on a 47.8-acre site (49.1 acres with vacated portion of O'Nel Drive). The vacation of this portion of O'Nel Drive is required in order to accomplish the land use plan as shown in the aforementioned Site Development Permit. The preliminary title report indicates the applicant owns the street in fee.

The Department of Public Works has reviewed the proposed vacation and recommends that it be approved. The Department has determined that this portion of O'Nel Drive is not needed as a public street. Adjacent properties not part of the eBay project will continue to enjoy access to the unvacated portion of O'Nel Drive. A looped private road will connect the remaining north segment of O'Nel Drive (Guadalupe Parkway) and the south segment of O'Nel Drive (and Karina Court). All concerned utility companies have been contacted and have no objections to the proposed vacation, provided that a public service easement is reserved. Accordingly, a public service easement will be reserved over the entire portion of the right-of-way proposed to be vacated.

This vacation is in conformance with the adopted San José 2020 General Plan Land Use/Transportation Diagram in that the proposed vacation of a portion of O'Nel Drive would not change the allowed uses on the adjoining property and the subject street is not designated as a Major Collector Street on the San Jose 2020 General Plan Land Use/Transportation Diagram.

CEQA

The environmental impacts of this project were addressed in an Environmental Impact Report entitled, eBay North Development Project and General Plan Amendment, prepared for project File Nos. GP03-T-08 and D.A-EBAY and related actions, to develop up to 2.0 million square feet of research and development/office buildings and related parking, landscaping, and accessory uses, certified by the Planning Commission on November 17, 2003.

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RECOMMENDATION

Planning Staff recommends approval of the vacation to the satisfaction of the Director of Public Works.

Stephen M. Haase, AICP, Director
Planning, Building and Code Enforcement

Attachments

